

CITY OF VANCOUVERSPECIAL COUNCIL - NOVEMBER 25, 1976PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 25, 1976, at 7:30 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Volrich
Aldermen Bird, Boyce, Cowie, Harcourt,
Kennedy, Marzari, Rankin and
Sweeney

ABSENT: Mayor Phillips

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it.

1. Text Amendment to CD-1 By-law No. 4918
S/W Corner of East 49th Avenue and
Boundary Road - Enclave 1, Champlain Heights

An application has been received from the Director of Planning to amend the text of the CD-1 By-law No. 4918, by deleting the figure "2.0" in Section 6 and substituting the figure "1.5" in lieu thereof. The intent of the CD-1 By-law is to permit an innovative single family residential development based on the small lot, zero side yard concept.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Deputy Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,

THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

2. Rezoning - Both Sides of Sasamat Street
between Hadden and Belmont Avenues

An application has been received from the Director of Planning to rezone Lots 12 and 13, Block 129; Lot 27 and the northerly 46.6 feet of Lot 28 Amended, Block 130; All in D.L. 540, being both sides of Sasamat Street between Hadden and Belmont Avenues.

From: (C-1) Commercial District
To: (RS-1) One-Family Dwelling District.

The application was approved by the Director of Planning and the Vancouver City Planning Commission. The Commission further resolved that it could not support the following recommendations of the Standing Committee on Planning and Development of September 9, 1976.

cont'd....

Rezoning - Both Sides of Sasamat Street
between Hadden and Belmont Avenues (cont'd)

- "B. THAT, after City-owned Lot 12 is rezoned to RS-1, it and City-owned Lot 15 each be subdivided into two lots, for a total of 4 lots each measuring approximately 60' x 95'.
- C. THAT, after rezoning City-owned Lot 27 and the northerly 46.6 feet of Lot 28 AMD, the land be consolidated and resubdivided into three lots of approximately 46.6 feet frontage each."

The Vancouver City Planning Commission recommended that the use of these properties be restudied after rezoning to (RS-1) One-Family Dwelling District.

The Deputy Mayor called for speakers for or against the application and representations were received as follows:

- Ms. Joyce Catliffe, on behalf of the Vancouver City Planning Commission, stated that the Planning Commission could support the rezoning to RS-1 since it would not in itself prejudice future park use, but felt there should be no further resubdivision, sale or lease of these lands until the Locarno/Jericho area has been restudied.
- Mrs. B. Iredale, Save Our Parkland Association, stated that the Association was not in favour of rezoning of the lots in Block 130 from C-1 to RS-1 as they felt it would facilitate a reinstatement of housing on property they considered should be parkland.
- Mr. P. Taylor, West Point Grey Civic Association, urged Council to re-incorporate Block 130 in its long range policy of acquiring waterfront lands for park and not to rezone or lease any of the property it currently owns in that block.
- Mrs. D. Mellish, Vancouver Council of Women, was opposed to any rezoning or other action that would inhibit the improvement of Block 130, but had no opposition to the rezoning of Block 129 to RS-1.
- Mrs. D. Gillis, 4945 Langara, stated that Council had assured residents in the area this property would be rezoned and the remaining properties could be leased on 50 or 60 year leases. She urged Council to rezone the properties to RS-1.

MOVED by Ald. Rankin,

THAT the application to rezone Lots 12 and 13, Block 129; Lot 27 and the northerly 46.6 feet of Lot 28 Amended, Block 130; All in D.L. 540, be not approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,

THAT the Director of Planning report to Council on his work plan for this area.

- CARRIED UNANIMOUSLY

3. Rezoning - 8719 Granville Street

An application has been received from Mr. L. Pederson to rezone Lot 3, Block E, D.L. 318, being 8719 Granville Street.

From: (RM-3A) Multiple Dwelling District
To: (C-2) Commercial District.

The Application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Director of Planning recommends the following conditions in approving the above-noted rezoning application:

cont'd....

Rezoning - 8719 Granville Street
(cont'd)

"THAT, prior to the issuance of the Development Permit for Lot 3, Block E, D.L. 318, the owner shall dedicate the Easterly 10' for future road widening and the Westerly 4' for future lane widening."

Council noted a letter a letter (circulated) dated November 18, 1976, from Mrs. L. Maxwell favouring the rezoning but requesting assurance that the outside of the building would be kept neat and tidy.

The Deputy Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin,

THAT the foregoing application of Mr. Pederson be approved, subject to the foregoing condition of the Director of Planning.

- CARRIED UNANIMOUSLY

4. Text Amendment - Day Care Centres

An application has been received from the Director of Planning as follows:

- A. To amend the Residential and Commercial District Schedules to allow an exclusion of floor area from the floor space ratio calculation for the provision of a day care centre, provided that:
 - (i) the floor area included within any day care centre may be excluded from the floor area measurement, subject to the approval of the Director of Planning providing:
 - (a) in no case shall the excluded amount exceed 10% of total building area;
 - (b) that the need for a day care centre be established in a particular location satisfactory to the Director of Social Planning.
- B. To amend the floor space ratio section of the (C-3A) Commercial District and the (FM-1) Fairview Multiple Dwelling District Schedules to provide for the exclusion of and the bonusing for the provision of day care facilities similar to other District Schedules in the Central Area, such as the Downtown and West End Districts.

The Application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Deputy Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Marzari,

THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Boyce,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 8:30 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of November 25, 1976, adopted on December 7, 1976.

A. Phillips
MAYOR

B. N. L. L. L.
CITY CLERK